

CIDDS Standard #	Name	Not Appl.	Meets Standard?		Review at Const.	SDP Staff Review
			Yes	No		
Chap 01	PURPOSE AND APPLICABILITY					
1.1.C	Applicability					
1.1.D	Interpretations					See staff report
1.1.E	Adjustments					See staff report
Chap 02	DEFINITIONS					
2.0						
Chap 03	PROCEDURES					
3.2	Levels of Review					Site Development Permit - Level 3; LLA submitted as part of Gateway Apartments construction condition.
Chap 04	ZONING, USES,					
4.2 table	Intent of Zoning Districts		X			Proposing 146 units in 6.09 acres Gross Site Area or 4.11 acres of developable area.
4.3.A table	Levels of Review		X			
4.3.B table	Permitted Uses		X			
	Footnotes					
4.4 table	FAR		X			Proposed F.A.R.: 172,375 s.f./179,032 s.f. (developable area) = 0.96
	Height				X	
	Setbacks		X			Side setbacks vary due to critical areas around the periphery of the site that are buffer areas
	Build-to-line		X			Build-to-Line measurement is from a new circulation facility connected to Newport Way that is designed as a modified neighborhood street.
	Impervious		X			Impervious area ratio: Impervious area/gross site area: 111,846/265,280 = 42.16%
Chap 05	DENSITY BONUS	X				
						Not triggered
Chap 06	CIRCULATION					
6.2.A	Block length		X			See staff report for interpretation.
6.2.B	Existing & New Circ Facilities – Fig.6A		X			Newport Way is designated a Parkway; internal street is Neighborhood Street.
6.2.C	Priorities		X			See staff report
6.2.D	Overpass/ Tunnel	X				
6.2.E	Add'l facilities		X			See staff report
6.2.F	Non-motorized routes		X			See staff report

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

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			Yes	No		
6.2.G	No cul-de-sacs		X			
6.2.H&I	R.O.W. Dedication		X			Dedication will be required for Newport Way frontage improvements.
6.2 J	In-lieu-of Payments instead of dedication of R.O.W.	X				
6.3	AAS					Criteria will be applied to Neighborhood Street for proposed sidewalk width of 5 feet on one side, eliminating section of the sidewalk and location.
6.4A	Circulation Facilities: Shared Use Route	X				Required on Newport Way in lieu of 6-foot sidewalk.
6.4B	2ndary Through Block Passage		X			Required and provided south of building.
6.4C	Primary Through Block Passage	X				An internal passage through the building lobby is acceptable. See interpretation of Block Length in staff report.
6.4D	Pedestrian Priority Street	X				
6.4E	Neighborhood Street		X with AAS			The neighborhood street proposed has appropriate dimensions except for one element. See staff report for AAS. Note: The landscape strip varies in width as a result of locating sidewalks to relate better with site elements.
6.4F	Core Streets	X				
6.4G	Boulevards	X				
6.4H	Parkways		X with conditions			See comments in 6.2.B
6.4I	Alleys	X				
6.4J	Fire Turnaround		X		X	Compliant at this phase of review
Chap 12	CIRCULATION					
12.2.A	Multiple Routes		X with conditions	X		See Staff Report for analysis and conditions.
12.2.B	Universal Design		X		X	See additional comments in 11.2.I.
12.2.C	Visual Cues		X			See staff report for discussion and conditioni.
12.2.D	Public & Private Facilities – no distinction		X			The internal street will be designed as a neighborhood street.
12.2.E	Multi-functionality		X			The fire truck turn-around at the north-east corner of the lot will be provided with a special paving and designed as additional outdoor plaza space with views of the wetland buffer. The lid of the stormwater detention vault is used as an outdoor gathering space and community garden, as well as a portion of the parking lot.

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

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12.3	Motorized Facility					
12.3.A	Motorized Facility Design		X			
12.3.B	Minimize Pavement		X with condition			On site paving meets minimum per standards except Newport Way drive entry; see staff condition under Motorized Facilities
12.3.C	Ped. Safety Measures		X with condition			Pedestrian safety measures include planter strips that separate pedestrian from vehicular paths, use of lighting, special paving of drive lanes that serve as main pedestrian circulation routes and grade separation for sidewalks from drive aisles in the parking lot. See condition in Staff Report.
12.3.D	Minimize Driveways		X		X	Access drive off Newport Way is shown as 34 feet. See 12.3.B and condition in Staff Report.
12.3.E	Street Intersection landings		X		X	Appears to be flat and meets the required depth but will be further reviewed at Construction Permit.
12.4	Non-motorized Facility Standards					
12.4.A	General		X			Pedestrian sidewalks and walkways on site are continuous and connect to Newport Way and the sidewalks of the Gateway Apartments through the bridge over Schneider Creek.
12.4.B	Pedestrian Friendliness	X				N/A
12.4.C	Sidewalk Width				X	The walkways serving the outdoor gathering spaces, including the pedestrian circulation areas of the vehicular drive lanes, are wide, to prioritize pedestrians. Sidewalks that directly serve a building entry are also wider than 6 feet; see related comment about sub-standard sidewalk width in 6.2.C, and staff report discussion on Neighborhood Street AAS.
12.4.D	Pedestrian Routes		X			Sheet L1.14, Pedestrian Circulation, shows the various types of pedestrian facilities proposed. See explanation in 1.1.E. See additional comments in 12.5.E. about pedestrian curb ramps.
12.4.E	Pedestrian Crossings		X with condition			Pedestrian crossings are wide and provided with special texture when they are in vehicular areas. Pedestrian crossings for the gravel-paved pedestrian-only circulation facility adjacent to the Schneider Creek open space is provided with the standard reflective paint striping. 12.4.E.2 requires

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

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						change in material or pedestrian tables. See condition in Staff Report
12.4.F	Transit Support	X				
12.4.G	Tree Wells	X				Not proposed.
12.4.H	Bike Circulation		X			See staff report discussion
12.4.I	Bike Rails	X				Not proposed.
12.5	Connectivity and Block Structure					
12.5.A	Ped Connections		X			See related comments in 6.2.A.
12.5.B	Connections to Surrounding Facilities		X		X	Sidewalks and pedestrian connections are provided for Newport Way to the building and the Gateway Apartments. See Staff Report for further discussion.
12.5.C	Circulatn. Facility Types					See comments for 6.2 and 6.4
12.5.D	Private Street Design		X			The internal street meets standards. See Staff Report discussion on Neighborhood Street
12.5.E	Ped Curbs		X		X	Complies at this phase of review.
12.5.F	Walkway Separation		X		X	Complies at this phase of review.
12.5.G	ROW Dedication		X		X	See comments for 6.2.H, I
12.5.H	Maintenance				X	To be determined at construction permit review phase.
12.6.	Landscaping of Circulation Elements				X	
12.6A	Planting areas require vegetation		X		X	Complies at this phase of review.
12.6B	Planter width and design per Sec. 6.4		X			Project complies at this phase of review.
12.6C	Planter strips and tree wells sized appropriately		X			Variation in planter widths take into account the location of the sidewalk, grade changes, adjacent activities and providing a better pedestrian experience.
12.6D	Integrate landscape to context: circulation facilities, buildings, public space, setbacks		X			Most of the landscaping around the building is meant to provide a soft edge between the building entries and the travel lanes. Landscaping along Newport Way serves as a green edge for the pedestrian walkway that ramps down to the entry plaza and main entry of the building. Landscape elements on the eastern side of the property are meant to integrate the outdoor gathering space with the Schneider Creek buffer plantings.
12.6E	Maintain sight clearance and safety within and adjacent to Circ. Facilities				X	Review with Landscape Permit review and site inspection.
12.6F	Pruning	X				
12.6G	Circulation corridor plantings				X	Review with Landscape Permit and site inspection.

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

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12.6H	Hardy landscapes next to parallel parking				X	Review with Landscape Permit.
12.6I	Incorporate annual and colorful plantings		X		X	The planting design is a mix of native, drought tolerant and adaptive species, trees and bulbs that provide seasonal interest though varied foliage size, color, texture and shape, flowers, fall color change and fruits. See sheet SDP L1.05, L1.06, L1.07 and L1.11, plant list and notes.
12.6J	Use Landscape to moderate building scale and create pedestrian scale		X			Where sight lines and pedestrian safety is important, plants are low and primarily for groundcover. The Neighborhood Street and Newport Way will be provided with trees planted in a linear "street tree" fashion, to reinforce the "street wall". Along the garage wall, an evergreen hedge delineates the pedestrian path and a taller row of perennials and grasses will line the wall as a "base" for the garage wall.
12.6K	Green streets	X				
12.6L	Third party landscape services for R.O.W.				X	
Chap 07	COMMUNITY SPACES					
7.2 & Fig. 7A	Green Necklace		X			No Significant Community Spaces are required per Figure 7A and 7B. (See sheet L1.12). See staff report
7.2.B	General Standards					
7.2.B.1	Design for pedestrians		X			See staff report. See additional comments in 7.2.
7.3	Required Community Spaces					Calculations for Required Community Spaces are found in Sheet A0101
7.3.A	Residential					
7.3.A.1	Private Community Space – required;					Publicly accessible community space not required of residential development
7.3.A.2	48 sq. ft. (min sq.ft./unit)		X			The required private community space for 146 units, at a min. of 48 s.f./unit equals 7,009 s.f. The project proposes to provide a total of 7695 s.f. in individual private community spaces.
7.3.A.2.a	Individual Private Community Space		X			Provided in the form of balconies and patios for 104 of the units.
7.3.A.2.b	Common Private Community Space		X			A variety of common private outdoor spaces are provided, including an orchard and community garden, and

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

CIDDS Standard #	Name	Not Appl.	Meets Standard? Yes No		Review at Const.	SDP Staff Review
						outdoor seating/gathering space. A dog run, lawn and outdoor trail are provided but not required.
7.3.A.2.c	On-site Amenity		X			A total area of 6,816 s.f. is allocated for on-site amenity that includes a common living room, exercise room, art room, theater and salon/wellness room.. A min. of 400 s.f. is required.
7.3.A.3	Private owner shall maintain community space		X			All the community spaces proposed are private
7.3.B	Nonresidential and Mixed Use required	X				
7.4	Significant Community Space per Fig.7B	X				No significant community space is required for this site per Fig. 7B.
7.5	Parks and Recreation Mitigations & Credits		X			See staff report for application of Park Impact Fee credits to this project.
Chap 13	COMMUNITY SPACES					See sheet A0101
13.2.A	Variety		X			See comment 7.3.A.2.b
13.2.B	Integration		X			See staff report discussion and condition.
13.2.B.1	Frame with building or strong edge		X			The outdoor plazas at the east side of the building are framed by building's dining room and living room, and the outdoor gathering space adjacent to the orchard and pea patch is defined by a pergola with trellises.
13.2.B.2.a	Abutting circulation facility to supplement community space		X			The section of the Neighborhood Street travel lane that intersects the porte cochere is designed as a pedestrian plaza. Similarly, the fire truck turnaround at the northeast and southwest corners of the site will be designed as gathering spaces to visually reduce the area devoted to vehicles but also to add to the useable open space for the site.
13.2.B.2.b	Minimize no. of edges shared between a Community Space and a Circulation Facility		X with condition			Complies for the majority of the site except at the garage driveway. The plaza next to the living room/dining room could be increased by relocating the tree planter area next to the garage entry drive and re-routing the pedestrian path from the building entry to direct pedestrians to the plaza instead of walking along the garage driveway.
13.2.B.3	Locate away from parking areas; sun and shade		X			Sheet A0101 shows the area of the Gathering Space and the Community Garden separated from the parking

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

						lots. These outdoor community spaces are provided over the required minimum private community spaces (see 7.3.A.2 staff analysis) Sun and shade is provided for the outdoor seating space (sheet L1.12) in the combination of a pergola, which provides maximum shade and trellises, which allows the sun to filter through it. The overlook is provided with benches where residents can sit outside in the sun and a trellis that allows for shade while still being close to nature.
13.2.B.4	Scale Community Space to the development		X			Community Spaces are scaled appropriately.
13.2.B.5	Connect to nature		X			See staff comments in 7.2.
13.2.B.6	Appeal to the senses		X			See staff comments in 13.2.A
13.2.B.7	Comfortable and safe		X		X	Complies. Outdoor community spaces will be provided with lighting and paved with minimal or no change in grade. Plantings will provide clear sight lines and outdoor spaces can be surveilled from the residential units.
13.2.B.8	Provide all-year round		X			The covered seating area can be used all year round. The dog run and the community garden, while open to the elements, can be used all year round also.
13.2.B.9	Design elements to extend use				X	
13.2.B.10	Variety of seating opportunities		X			Seating includes: outdoor and indoor, movable chairs and permanent seat walls, covered and open.
13.2.B.11	Small permanent structures		X			Pergola for shade
13.2.B.12	Clear and intuitive wayfinding		X			See comments in 11.2.H
13.3	Connect with Nature		X			See discussion on Green Necklace and Community Spaces in staff report
13.4	Playscape	X				
13.5	Plaza					See sheet L1.01
13.5.A	Special paving		X with condition			The Fire Marshal prohibits use of grass pavers due to their structural limitations. Construction condition: No grass paver shall be allowed for fire turnaround areas.
13.5.B	Interesting spaces		X			See comments in 13.5.A above.
13.5.C	Root barriers				X	Root barriers to be reviewed at construction permit.
13.5.D	Street tree adjacent to plaza	X				
13.5.E	Seating		X			Both fixed and movable seating are provided. See legend in sheet L1.12.

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

13.5.F	Reserved seating	X				This applies to outdoor seating for restaurants and other similar private uses abutting plazas.
13.5.G	Permanent structures	X				This standard is meant to address kiosks and vendor stalls in plazas.
13.5 H	Physical barriers for safety and enclosure		X			See related comments in 12.3.C
13.6.	Community Garden		X with conditions			The community garden is located adjacent to the Schneider Creek buffer (see sheet A0101) See staff report for conditions.
13.7	Pet Amenity		X with conditions		X	A dog run for exclusive use of the residents is provided (see Sheet W2.0) 13.7.A – D will be reviewed with construction permit. See staff report for condition.
Chap 08	PARKING					
8.4	CTR/TMAP	X				
8.5	Use of Req'd Pkg		X			
Table 8.10-1	Table of Vehicular Parking Spaces: Senior Housing		X			Min. of 0.5 space per unit plus 1 space for each employee at peak time; Max. 1.5 per unit (146 X 1.5 = 219). Proposed parking: 73 spaces plus 32 employee parking spaces = 105.
8.11	Bicycle parking		X			Min. required: 200 bedrooms X 0.15 = 30 spaces. Proposed bike parking = 30
8.12	Motorcycle parking		X			Motorcycle parking required: 3, provided, 3
8.13	Tools & Flexibility	X				
8.14	Parking District	X				
8.15	Barrier-free		X		X	
8.16	Loading spaces					
Table 8.16-1	Required Loading Spaces		X			two doors in loading area shown
8.17	Drive Thru Stacking Spaces	X				
8.18	Structured & Surface Parking Standards Construction Standards				X	
Chap 15	PARKING DESIGN					
15.2.A	Location		X			
15.2.B	Minimize Parking Appearance		X		X	The parking lots are screened from the outdoor community spaces by landscaped areas, including an arbor. The garage is concealed from view along the west elevation of the building and provided with glass "windows" that continue the fenestration pattern of the residential units above (see East Elevation – North Wing on sheet A0300). See staff report.

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

15.2.C	Driveway Access		X			Driveway access to parking is from a secondary access, the Neighborhood Street, and not from Newport Way.
15.2.D	Pedestrian Priority	X				Multiple pedestrian routes are provided for on-site users to connect the community spaces to Newport Way, the parking lots and the residential units. The parking lots are designed to ensure a short walk from the spaces to the building entrances from multiple points; therefore, a sidewalk through the parking lot would not likely be used by residents.
15.2.E	Use Pedestrian-Friendly Techniques on site design				X	See related comments in 12.3, 12.4, 12.5, 11.3.E and 11.3.F.
15.2.F	Surplus parking	X				
15.2.G	Natural Ventilation & Lighting				X	Due to steep grade difference on site the structured parking will only have one exterior wall. Some natural lighting and ventilation will be provided on this wall, but artificial lighting and ventilation will need to be provided to meet building code requirements.
15.3	Structured Parking					
15.3.A	Location - concealed		X			The garage has only one exterior wall. The other 3 walls are concealed underground.
15.3.B	Wrap with Commercial	X				
15.3.C	Building Design		X		X	See 15.2.B comments.
15.3.D	Vehicle Driveways	X				
15.3.E	Pedestrian Entrances	X				
15.3.F	Signage and Lighting				X	Review with construction permits.
15.3.G	Perimeter Screening					See comments in 10.4.B
15.3.H	Rooftop Uses and Screening					See comments in 10.4.B
15.4	Surface Parking					
15.4.A	Internal Circulation to replicate character of public street	X				This standard applies to very large parking lots.
15.4.B	Break up Large Lots	X				The parking lots are relatively small and broken with trees and planter areas.
15.4.C	Pedestrian Connections		X			See comments in 12.5
15.4.D	Buffer Pedestrian Routes		X		X	The walkways are buffered except where they cross drive aisles.
15.4.E	Shade Pavement		X			Trees over the parking spaces are provided as required.
15.4.F	Landscape Screening		X		X	
15.4.G	Sustainability		X		X	Drought tolerant and native plants will be used in the landscape design and edible fruit and a community garden are provided. Other sustainability strategies the Applicant should con-

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

						sider: 1) Use of LED light fixtures for parking lot lighting 2) Provide electric car charging stations 3)Use pervious pavers
15.5	Bike Parking		X		X	Bike parking is distributed at 3 high traffic, pedestrian accessible areas: building public entry, the plaza outside of the living/dining area across from the outdoor community spaces, and in the garage. The bike racks are located within 50 feet of the building entries.15.5.C to 15.5.F will be reviewed at construction permit.
Chap 09	SIGNS				X	To be reviewed at construction permit.
Chap 10	LANDSCAPE					
10.2	General					Most of this section will be reviewed further during landscape permit and construction permit review. Landscape plan proposed generally complies at this phase of review.
10.3	Circulation Elements & Community Space	X				
10.3.A	Street Trees					
10.3.A.1	Trees under utility lines	X				
10.3.A.2	Required for R.O.W.		X		X	
10.3.A.3	30-feet o.c.		X		X	
10.3.A.4	Root barrier req'd; silva cells, other measures to ensure healthy trees					
10.3.A.5	Tree wells 4 ft. by 6 ft. min.	X				
10.3.A.6	Raised planters alternative	X				
10.3.A.7	Removal of Plants and Trees in city property or r.o.w. requires permit	X				
10.3.B	Community Spaces	X				
10.4	Parking Areas					
10.4.A	Parking Lots					
10.4.A.1	Small Parking Lots	X				
10.4.A.2	Interior Landscape					
10.4.A.2.a	1 tree/6 stalls		X			Proposing more than 1 tree for every 6 stalls.
10.4.A.2.b	Min.10% of parking lot should be landscaped		X		X	Complies. See sheet L1.05 for calculations.
10.4.A.2.c	100% coverage of evergreen in 3 years				X	
10.4.A.2.d	Landscape area reqd. at end of aisles		X			See any Landscape sheet.
10.4.A.2.e	Clustering permitted		X			

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

10.4.A.2.f	Min. width of landscape islands. With trees, min. of 5 ft. between curbs		X			
10.4.A.3	Edge Landscape – 3 feet hedge or fence, 100% groundcoverage				X	
10.4.A.4	Alternatives to Parking Lot Landscaping				X	
10.4.B	Parking Structures					
10.4.B.1	Perimeter Landscaping		X			A row of evergreen shrubs provide a green edge for the sidewalk and another layer of taller shrubs closer to the garage wall provide separation between pedestrians and the garage. See sheet L1.07 for planting details.
10.4.B.2	Rooftop Requirements	X				
10.6	Outdoor storage, sales, display	X				
10.7	Vegetation adjacent to Critical Areas		X			
10.8	Fences, Waste Enclosures, Mechanical Equipment				X	
10.8.A	Fencing – planting reqd. on side with greatest public use				X	
10.8.B	Hedges – min. 1 ft. above area to be screened				X	
10.8.C	Waste Enclosures: min. 6 ft. and 1 ft. above container; 100% sight obscuring; softened with landscaping		X			All waste containers will be stored inside the building and wheeled out during collection time.
10.8.D	Mechanical Equipment				X	All mechanical equipment proposed to be located on the roof.
10.9	Blank & Retaining Walls				X	
10.9.A	Blank Walls				X	
10.9.B	Retaining Walls above 4 ft.				X	The retaining walls for the area between Newport Way and the Neighborhood Street as well as at the north wing of the building are terraced. Retaining walls within the stream and wetland buffer cannot exceed 4 feet.
10.10	Min. Tree Density		X		X	See sheet L1.01 for Tree Density calculation. See staff report for staff analysis.
10.11-12	Tree Removal		X		X	
10.13	Tree Retention		X		X	
10.14	Replacement Trees		X		X	
Chap 16	LANDSCAPE					
16.2.A	Integrate with Nature and Surrounding urban areas				X	See 11.2.A and 7.2
16.2.B	Context		X			
16.2.C	To Soften Development; as buffer and screening		X			Please see comments in Circulation Facilities, Parking and Site Design related to this topic.
16.2.D	Key Landscape Elements					
16.2.E	Green Edge along I-90		X			The northern end of the property abuts I-90. This portion is primarily steep slopes and natural areas, con-

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

						sistent with the natural edge to I-90.
16.2.F	Use Accent Plantings -sense of place		X			Flowering accent trees and ornamental plantings are provided at the entry and the community spaces.
16.2.G	Wildlife Habitat near critical areas		X			
16.2.H	Design Unity: repetition of plant varieties and other materials				X	
16.2.I	Green Walls	X				
16.2.J	Trees on Site		X		X	See sheet L1.05 for the proposed types of trees. Trees along Newport Way will be a mix of evergreen and deciduous trees to allow visual access through the site, while maintaining continuity of the "green" edge along Newport Way. Orchard trees are a unique touch to the site, complementing the edible landscape theme of the community garden while providing a buffer between the outdoor gathering spaces and the vehicular areas. See conditions for landscape treatment and tree types on Newport Way in Staff Report, Ch. 11
16.2.K	Setback Treatment	X				This standard is not as important in this development since the sidewalks in front of the ground floor units are not major pedestrian thoroughfares. The layer of evergreen shrubs and a taller layer of perennials or ornamental grass mix is adequate (see Sheet L1.06)
16.2.L	Pedestrian Buffer		X			
16.2.M	Native Plants		X			
16.2.N	Right Plant, Right Place		X		X	
16.2.O	Site Furnishings		X		X	
16.2.P	Circulation					See comments in Chaps.6, 10 and 12
16.2.Q	Surface Parking					See comments in Chap.10 and 15
16.2.R	Parking Structures					See comments in Chap.10 and 15
16.2.S	Integrate Stormwater Facilities and Critical Areas		X		X	On sheet W1.1, dispersal trenches are proposed to channel stormwater into the wetland buffer.
16.3	Fences	X			X	No fences proposed at this time.
Chap 11	SITE DESIGN					
11.2.A	Integrate with Nature: Green Neck-lace		X			See Staff Report discussion
11.2.B	Circulation Priorities		X			A continuous pedestrian connection is provided from Newport Way into the entrance/lobby of the residential building and the outdoor community space

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

						adjacent to the Schneider Creek buffer. The ramped walkway from Newport Way also provide bike connection from the Mountains-to-Sound Greenway bike lane or the Shared Use Route along Newport Way to the entrance of the building.
11.2.C	Sense of Place		X			See staff report for full analysis and conditions
11.2.D	Sustainable Site Design				X	Sustainable site design includes providing non-motorized circulation facilities, reducing single-occupancy vehicle use by providing shuttles and vans for residents, orienting the longer face of the building along the east and west, taking advantage of the existing topography to hide the garage under the grade, saving significant trees, preserving wetlands and the enhancing the critical area buffer, and
11.2.E	Sense of Arrival		X with conditions		X	See staff report for full analysis and condition.
11.2.F	Existing Features & Context		X			Given the long and narrow site, the building is oriented along the length of the site, and sits in the middle of the site to respond to required critical area buffer building setbacks, steep slopes, I-90 and Newport Way. Outdoor gathering spaces are designed to relate to environmental features such as Schneider Creek. The residential units have distant views of the Cascade mountains or Cougar Mountain (see sheet A0002)
11.2.G	Views & Vistas		X			Views into the site, and views from the site to adjacent areas are shown on Sheet A00002.
11.2.H	Intuitive Wayfinding		X with condition		X	The circulation facilities are straightforward and direct. Pedestrian areas and gathering spaces are provided with special paving to indicate that these areas have "special" site functions. The sidewalks are continuous and consistent in width. The access from the Neighborhood Street to the parking lots should be designed to indicate clearly where the Street ends and the parking lot begins. See staff report discussion in Visual Cues (Section 12.2.C) for condition. Construction condition: Transition from Neighborhood Street to drive to parking

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

						shall be designed to make the distinction. For example, use a driveway ramp.
11.2.I	Universal Design		X		X	The lawn allows active play for young children while the community garden allows them to visit with grandparents and work on the garden together. The interior communal spaces also provide opportunities for residents' families to participate in indoor social activities.
11.2.J	Multi-functionality		X			See comments in 12.2.E
11.2.K	Site Amenities & Street Furniture		X			See comments in Community Spaces and Circulation Facilities
11.2.L	Special Paving		X		X	Special paving is used for the main entry/vehicle drop-off of the building and the outdoor seating for the outdoor community space. See comments 11.2.H, 12.2.C, 12.2.E and 12.3.C
11.3	Standards for all Uses					
11.3.A	Pedestrian Connections					See comments in 12.5.A
11.3.B	Connections to surrounding...					See comments in 12.5.B
11.3.C	Emphasize Landscaping					See comments in chapters 10 and 16, Landscape
11.3.D	Encourage Community Spaces: pocket parks, community gardens, plazas, informal gathering areas, seating and viewing areas; (not required)		X			See comments in 7.3.A.2.b and 13.2.B.10. The outdoor plaza is accessible and visible from the communal living room and dining room. (see sheet L1.13).
11.3.E	Parking, Drive-thru	X				
11.3.F and G	Streetwall and Min. Bldg. Frontage: 60%		X			Reviewed for Neighborhood Street.
11.3.H	Corner Bldg. Frontage, min. 60% at build-to-line from corner	X				
11.3.I	Community Space in lieu of Bldg.	X				
11.3.J	Alternative Bldg Frontage	X				
11.3.K	Above-ground Utilities must be screened		X		X	A transformer will be located at the southwest corner of the site, next to the fire truck turnaround. The dramatic change in grade from Newport Way to this spot provides natural screening of the transformer from Newport Way. Additional landscape screening with evergreen plants and trees is provided along the Neighborhood Street (see sheet L1.05, transformer shown as a square tucked between the retaining wall and the planter area.) All mechanical equipment is proposed to be located on the roof of the building.

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

11.3.M	Street Facing Garages	X				None proposed
11.4	Environmentally Critical Areas		X		X	Critical areas mitigation measures are required; see SEPA. The pedestrian/bike crossing over Schneider Creek will require buffer mitigation measures to compensate for the impacts to the creek and its wetland buffer. See proposed critical area mitigation plan and staff report for details.
11.4.B	Bldg. Orientation to natural areas		X			The residential units are provided with balconies that look out to the natural buffer of Schneider Creek, as well as the distant views of the Cascade foothills and Cougar Mountain. A large plaza extends from the communal living room and dining room of the building to the edge of the buffer. The community gathering spaces of the building, including the dining and the living area in the lobby level have two-level glass windows that allow the outdoors to be visually enjoyed even in the interior communal areas.
11.5 A-E	Service, Loading, Waste		X with conditions		X	Loading and service area is incorporated into the building. The size and design of the waste collection area will comply with the requirements by Recology/Cleanscapes. Loading and service area is visible from the outdoor community spaces but not directly across from the main seating and gathering spaces. Construction Condition: The size and design of the waste collection area shall comply with IMC18.07.130 and the operations requirements for Recology/Cleanscapes.
11.5.F	Screening of service yard, dumpsters, machinery storage, utility & mechanical equipmt., other storage areas				X	Complies at this phase of review. To be reviewed further at construction permit
Chap 14	BUILDINGS					See Sheet A0200, A0300 and A0400 and other colored elevations and 3D renderings provided.
14.2.A	Building design to accommodate change of use in future	X				
14.2.B	Avoid blank walls				X	There are no blank walls adjacent to circulation facilities and pedestrian routes. The garage exterior wall will be provided with decorative grills and

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

						a landscape hedge.
14.2.C	Consider internal and external views, solar access with taller buildings		X			View analyses on sheet A0002 shows the proposed building's impact on neighboring properties to be minimal. The project site is at a lower elevation than the existing residential developments across Newport Way, hence, the five story building does not reduce the views of the mountains.
14.2.C.1	Sunlight at street level		X		X	The proposed structure is only 5 stories and is oriented along the N-S axis. The "street level" along the eastern face of the building is primarily the parking lot, which could benefit from shade. Solar access to the plaza space next to the dining area should be evaluated to ensure that this area is not in the shade for most of the day.
14.2.C.2	Building should not shade a required community space, bet. 10 a.m. to 3 p.m.	X				The majority of community spaces are located away from the building.
14.2.D	Continuous streetwall along Circulation Facilities and Community Spaces	X				See previous comments about street wall in 11.3.F and J.
14.2.E	Incorporate informal gathering spaces		X			Informal gathering spaces are provided throughout the site. Informal gathering spaces are provided at the plaza area of the porte cochere, the community spaces along the Creek buffer, and at the fire truck hammerheads. See staff comments in Community Spaces.
14.2.F	Buildings to encroach into ROW and enhance pedestrian experience	X				
14.2.G	Green buildings				X	Encouraged but not required
14.3	Building Mass and Design					
14.3.A	Standards for all Uses					
14.3.A.1	Setback buildings above the third story: change in bldg. materials, articulation and modulation		X		X	This is a 5 story building so literal application of this standard will create an awkward proportion to the base, middle and top. See discussion in staff report. An interpretation of how this standard applies can be found in the staff report,
14.3.A.2	Break up larger buildings; provide 13 ft. separation for Secondary Through Pathway	X				
14.3.A.3	Provide surface relief, depth and shadows		X			See staff report discussion on building elevation
14.3.A.4	Bldgs. > 45,000 s.f. shall be broken into 2 or more buildings	X				
14.3.A.5	If buildings are set back, use elements to maintain a strong connection to the street and support a Pe-		X with con-		X	This building is significantly set back from Newport Way. The CIDDS envision Newport Way to be lined with

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

	destrian Friendly environment		dition			buildings that will establish the Western Gateway character.
14.3.A.6	Windows: divided light, operable, trimmed; recessed or projecting from building facade		X		X	
14.3.A.7	Base, middle, top articulation		X		X	
14.3.A.8	Preserve views of forested hillsides of Issaquah Alps if building high-rise	X				
14.3.A.9	Special treatment of building corners adjacent to Public Spaces	X				
14.3.A.10	Other techniques to break up mass	X				
14.4	Ground Level Details					
14.4.A	Standards for All Uses					
14.4.A.1	Retail windows	X				
14.4.A.2	Delineate semi-public and semi-private space from public areas	X				
14.4.A.3	Active ground floor uses	X				
14.4.A.4	Numerous and separated entrances; Entrances reinforced with tradition "main street" design elements		X			Ground floor units are provided with their own entries, so that multiple entries connect and engage the public realm.
14.4.A.5	Primary bldg. entrances shall be accessible and visible from Circulation Facilities		X			Individual residential entries of ground floor units, the main entry to the lobby, and the community living room/dining room, all have access directly to the sidewalk of the Neighborhood Street and the parking lot.
14.4.A.6	Primary bldg. entrance visually more prominent than secondary entrances; emphasize through arch'l modulation and articulation, lighting, weather protection		X			The main entry of the building is provided with a timber-framed canopy that extends up to the edge of the travel lane of the Neighborhood Street, while the individual entries to the residences are recessed back from the Neighborhood Street.
14.4.A.7	For Bldg. with multiple frontage along a Circulation Facility	X				
14.4.A.8	50% of building frontage shall be windows; 75% of window area shall use clear glazing		X			Complies.
14.4.A.9	Mirrored or Reflective Glass not allowed	X				
14.4.A.10	Ground level retail	X				
14.4.A.11	Landscaping as transition between property line and building face;		X		X	
14.4.A.12	Elements to enhance ground floor:		X		X	
14.4.B	Ground Level Residential Uses		X			See staff report for discussion on Ground Level Residential Uses
14.4.B.1	Design ground level residential to relate to the street		X			
14.4.B.2	Balance street activation with privacy		X			

Issaquah Gateway Senior Housing/SDP15-00005: CIDDS review January 3, 2016

14.4.B.3	Orient Primary entries of buildings or residential units to Circulation Facility		X			
14.4.B.4	Use architecture details and landscape features to further enhance and emphasize pedestrian entry from Circulation Facility		X			
14.4.B.5	Secondary entrances may be from parking areas	X				
14.5	Weather Protection					
14.5.A	Standards for All Uses					
14.5.A.1	weather protection shall be required over entrances and 75% of the building façade length	X				
14.5.A.2	Height of Weather protection must be coordinated with other site features; priority is to provide protection for pedestrians		X		X	The porte cochere requires additional review e.g. clearance for fire truck access
14.5.B	For residential building entrances, min. 4 ft. X 4 ft.		X			The canopy over the building entrance is greater than the min.
14.6	Roofs & Parapets					
14.6.A.1	Rooftops as active amenities, when feasible				X	Strongly encouraged but not required.
14.6.A.2	Alternatives to active amenities: green roofs, solar panels	X				Strongly encouraged but not required.
14.6.A.3	Consider public access of rooftops				X	Strongly encouraged but not required.
14.6.A.4	Nonresidential buildings parapets	X				
	Parapets, projecting cornices or sloping roofs for residential		X		X	Sloped roofs are used throughout the building. See sheet A0104
14.6.A.5	False parapets prohibited.	X				
14.6.A.6	Parapets	X				
14.6.A.7	When roof shape and penthouse functions are integrated into overall building design		X		X	Penthouse functions are integrated in the roof design so that elevator wells are not visible from the public spaces and Newport Way.
14.6.A.8	Sloped roofs min. pitch of 4:12. Roofs longer than 60 ft. shall have a change in form to break up mass		X		X	Roof pitches range from 5:12 to 8:12 (see sheet A0104)
14.6.A.9 - 11	White Roof, SRI of 0.78;	X			X	Not applicable to roofs with slopes greater than 2:12.
14.6.A.10 - 12		X				
Chap 17	LIGHTING					
17.2-10	Lighting				X	See staff report. Lighting to be reviewed with construction permit.

Other: